

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING & REGULATION
BEFORE THE SOUTH CAROLINA REAL ESTATE COMMISSION**

IN THE MATTER OF:

Vanessa K. Patrick,

REL.22479 (Sales)

ORDER

This matter came before the South Carolina Real Estate Commission for a hearing on August 13, 2014, pursuant to the Applicant's reinstatement application. A quorum of the Commission was present. The Applicant appeared and was represented by Andrew A. Aun, Esquire. The Applicant and witnesses, Nancy Warner and Bruce Davis, offered testimony supporting her reinstatement application to take the real estate sales examination.

FINDINGS OF FACT

The Applicant's license was revoked by a Commission order dated February 17, 2011, and affirmed by the Administrative Law Court on October 5, 2011, and the Court of Appeals on June 19, 2013. The Applicant testified that she understood the circumstances of her revocation and fine of Two thousand five hundred dollars (\$2500). She testified that she learned the valuable lesson of full disclosure and the appearance of impropriety of the structure of the transaction involved. She testified that earnest money funds should have been put in an approved trust account. The reinstatement application included several affidavits attesting to the Applicant's character and professionalism. Ms. Warner testified that the Applicant was a very knowledgeable real estate professional that she had known personally and professionally for 22 years. Mr. Davis also testified that the Applicant was a trustworthy and professional real estate agent.

After consideration, the Commission voted to approve the application for reinstatement and allow the Applicant to take the real estate sales examination, with conditions, resulting in this order.

CONCLUSIONS OF LAW

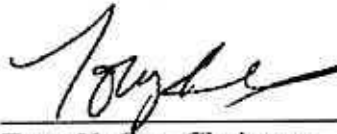
In considering any application for licensure, the Applicant bears the burden of providing full, complete, and accurate responses to all questions on the application, and of demonstrating that she is qualified for the license requested. S.C. Code Ann. §§ 40-1-130 and 40-57-70, *et seq.*, (1976, as amended). After revocation of a license, a new license may be issued to the same individual within a period of one year from the date of revocation upon an affirmative vote of a majority of the members of the Commission and the completion of the requirements in S.C. Code Ann. §40-57-110 (F)(1976, as amended).

THEREFORE, IT IS ORDERED that the application for reinstatement is approved and the Applicant is allowed to take the real estate sales examination with the following conditions:

1. Applicant shall take and complete the Broker A and B classes and provide documented proof of completion to the Commission prior to taking the real estate sales examination.
2. Applicant's license shall be on probation for a period of three (3) years from the date of passage of the real estate sales examination.
3. Applicant shall not be allowed to be a Broker-in-Charge.
4. Should the Applicant fail to abide by any of the aforementioned terms and conditions, her license may be administratively suspended until further order of the Commission or the Applicant's compliance with this Order

AND IT IS SO ORDERED.

SOUTH CAROLINA REAL ESTATE COMMISSION



Tony K. Cox, Chairman

August 20, 2014.